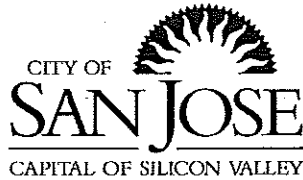


RULES COMMITTEE: 4-16-08
ITEM:



Memorandum

TO: RULES COMMITTEE

FROM: Mayor Chuck Reed
Councilmember Sam Liccardo

SUBJECT: Inclusionary Housing Status Report
And Staff Work Assessment

DATE: April 8, 2008

Approved

Sam Liccardo *Chuck Reed*

Date 4-8-08

RECOMMENDATION

Request Rules Committee to place on the Council calendar in May, a status report of the staff and consultant work in progress on the proposal for expanding the City's inclusionary housing policy. The meeting will serve as a "check-in" with Council, prior to a full vetting of any specific consultant and staff recommendations before various commissions and committees, for the purpose of:

- Considering and examining consultant findings;
- Assessing the extent of public outreach to developers and the community, and whether any additional outreach is necessary;

Any impact that the May meeting might have on the staff's schedule should be discussed, including whether a final recommendation can be reviewed and approved by the City Council prior to the Council's summer recess in late June 2008.

BACKGROUND

On June 19, 2007, the Mayor and City Council adopted action items related to the inclusionary policy in the Five-Year Housing Investment Plans (FYHIP) for fiscal years 2007-2012. The FYHIP included an action to "consider expansion of the City of San Jose's inclusionary housing policy to include large special planning areas; conversions of planned land use from industrial to residential; and consider adopting a City-wide inclusionary policy."

On September 5, 2007, City staff was directed to prepare a work plan assessment and return to the Rules and Open Government Committee with an understanding of the time and cost needed to analyze three options for expanding inclusionary housing.

On September 26, 2007, the Rules and Open Government Committee approved the staff work plan assessment and requested a special study session for the City Council. The Committee

recommended that staff bring forward to the Rules and Open Government Committee a potential date for such a study session. On October 10, 2007, the Rules and Open Government Committee approved the staff recommendation for a special study session on December 11, 2007,

On December 11, 2007, the City Council held a special study session, to present information about inclusionary zoning in advance of the City's study of a potential Citywide policy, and to obtain City Council direction on the process for community and public outreach and participation.

At the conclusion of the December 11, 2007 study session, the Council adopted a public process. City staff was directed to work with the consultant to set dates for public meetings (January, February and March 2008), provide public notice of these meetings, and set up the Department's website as an interactive communication tool for public comment and information related to the study of inclusionary housing. After the public meetings, staff was directed to evaluate the data and bring forward a recommendation to City Commissions, the Neighborhood and Economic Development Committee, and the Community and Economic Development Committee in April and May 2008. It was anticipated staff would have a recommendation for the City Council's consideration in June 2008.